



TOWN OF STRATFORD RESOLUTION

No. PH018-2018 - VA001-18 – Power Holdings Inc. – Lot Size Variance
Request – 22-26 Barkley Ave - Parcel Number 328617 and 520247

Motion Carried ✓
Motion Lost
Motion Deferred

Council Chambers
Town Council

August 8, 2018

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Keith MacLean
Jody Jackson

WHEREAS an application has been received from Power Holdings Inc. for two lot size variances to parcel numbers 328617 & 520247, located at 22 and 26 Barkley Avenue for the purpose of building a single family dwelling on lot 2018-2 and a two-unit semi-detached on lot 2018-1;

AND WHEREAS the lot size variance request for lot 2018-2 is for 2,472 sq.ft. (or 22.5%), for a single family dwelling lot located within the Two Family Residential Zone (R2). The applicant, therefore, is seeking a lot size variance from 11,000 sq.ft to 8,528 sq.ft;

AND WHEREAS the lot size variance request for lot 2018-1 is for 3,860 sq.ft. (or 27.6%), for a two-unit semi-detached lot located within the Two Family Residential Zone (R2). The applicant, therefore, is seeking a lot size variance from 14,000 sq.ft to 10,140 sq.ft;

AND WHEREAS pursuant to section 23.1(6), Council may authorize variances in excess of ten (10%) percent from the provisions of the Bylaw, if Council deems such a variance is desirable and appropriate and if such a variance is in keeping with the general intent and purpose of the Bylaw;

AND WHEREAS on July 20, 2018 twenty (20) notification letters were sent to property owners who own parcel(s) of land which are located (or part) within sixty meters (200 feet) from any lot line of the parcel being proposed for variance asking for their comments. As of July 30, 2018 no responses have been received;

BE IT RESOLVED that Council grant approval to an application received from Power Holdings Inc. for a lot size variance of 2,472 sq.ft. (or 22.5%) to lot 2018-2 parcel number 328617 located at 26 Barkley Avenue for the purpose of building a two-unit semi-detached dwelling;

BE IT FURTHER RESOLVED that Council grant approval to an application received from Power Holdings Inc. for a lot size variance of 3,860 sq.ft. (or 27.6%) to lot 2018-1 parcel number 520247 located at 22 Barkley Avenue for the purpose of building a single family dwelling.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on July 30, 2018.